

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, April 18, 2007**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, April 18, 2007, at 3:30 p.m.

Roll Call

Approval of Minutes of March 14 and 28, 2007

1. CONSENT AGENDA ITEMS

Consent agenda items are marked with a ►. An item may be removed from the consent agenda by a request of any member of the Commission.

2. PUBLIC HEARINGS

PCR #07-003: Request of Armistead House, LLC for a special use permit for an inn with up to eight bedrooms at 320 North Henry Street. The property is zoned LB-1 Limited Business Downtown District.

PCR #07-015: Request of Richard and Pamela Arms for a special use permit to allow ministorage warehouses at 5151 thru 5241 Mooretown Road. The project consists of three buildings of four stories to be constructed in three phases. The properties are zoned B-2 Corridor Business District. *(The applicant requests a deferral of this case until the May 16 meeting)*

3. OPEN FORUM

4. SITE PLANS AND SUBDIVISIONS

5. OLD BUSINESS

PCR #07-008 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Downtown Business District B-1, to revise the residential density from 14 dwelling units/net acre by right to 8 dwelling units/net acre by right, and up to 22 dwelling units/net acre with a special use permit approved by City Council. A maximum of 10 units would be allowed on an individual lot. *(A motion to recommend approval of a maximum density of 22 dwelling units/net acre failed on a 3-3 vote at the March 14 meeting.)*

PCR #07-009 Comprehensive Plan Implementation: Rezone approximately 5.34 acres to B-1 Downtown Business District for the following properties that are designated by the 2006 Comprehensive Plan as Downtown Commercial land use.

- (A) 314 Prince George Street from RDT to B-1.
- (B) 203 Armistead Avenue, 514 and 528-1 Scotland Street, and 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1.
- (C) 205, 215 and 227 Richmond Road; 196 Armistead Avenue; and 616 Prince George Street (the northwest corner of Richmond Road and Armistead Avenue) from RDT Downtown Residential District to B-1.
- (D) 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to RDT and B-1. This property fronts on Scotland Street between the Blayton Building and the First Baptist Church parking lot.
- (E) 747 Scotland Street from RS-2 to B-1. This property is a part of the Braxton Court Redevelopment Project.

PCR #07-010 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Limited Business Downtown District LB-1, to increase the residential density from 8 dwelling units/net acre to up to 22 dwelling units/net acre with a special use permit approved by City Council. A maximum of 10 dwelling units would be allowed on an individual lot.

PCR #07-011 Comprehensive Plan Implementation: Amend the Zoning Ordinance to extend the Downtown Parking District west from North Boundary Street to the Delly corner at Scotland Street and Richmond Road to allow the development of new businesses without requiring additional off-street parking.

PCR #07-012 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Downtown Residential District RDT, to require a transitional screening buffer when duplex and multifamily dwellings are adjacent to a lot in a single family PUD District.

6. **NEW BUSINESS**

PCR #07-018: Consideration of changes to the Zoning Ordinance regulations for hotels/motels [Sec. 21-2 Definitions (*Hotel/motel* and *Visitor*); Sec. 21-605 (Rental of bedrooms to visitors); and Sec. 21-618 (Rooming facilities for exchange visitors)].

7. **OTHER**

8. **INFORMATION ITEMS**

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

9. **PUBLIC HEARINGS SCHEDULED FOR MAY 16, 2007**

PCR #07-015: Request of Richard and Pamela Arms for a special use permit to allow ministorage warehouses at 5151 thru 5241 Mooretown Road. The project consists of three buildings of four stories to be constructed in three phases. The properties are zoned B-2 Corridor Business District. ***(A deferral from the April 18 meeting has been requested by the applicant.)***

PCR #07-017: Request of Richard and Pamela Arms to amend the Zoning Ordinance to add an offstreet parking requirement for mini-storage warehouses [Sec. 21-707(e)(3.01)]. A base requirement of 0.05 parking spaces for each storage unit is proposed.

PCR #07-018: Consideration of changes to the Zoning Ordinance regulations for hotels/motels [Sec. 21-2 Definitions (*Hotel/motel* and *Visitor*); Sec. 21-605 (Rental of bedrooms to visitors); and Sec. 21-618 (Rooming facilities for exchange visitors)]. ***(If scheduled by Planning Commission.)***

No Work Session scheduled for April

No work session is scheduled for April 25. The next Comprehensive Plan work session will not be held until the Center City North issues are resolved by City Council.